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Tender

Listed Building Condition Surveys within the Lake District National Park

Lake District National Park Authority

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-040919

Procurement identifier (OCID): ocids-h6vhtk-05612e

Published 17 July 2025, 12:48pm

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Scope

Description

This brief is to carry out a survey of ALL (approx. 2000) listed buildings and structures in the National Park to assess their condition based on a rapid external appraisal. The rapid assessment will include:

An external condition survey and record of key structural fabric eg roof, walls

The condition of rainwater goods and drainage

Survey of windows, doors, joinery

Evidence of neglect, vegetation problems, vandalism

Vacancy and occupancy information

In addition to the condition survey, for listed buildings in the 2016 extension area of the National Park we require the surveyor to assess the extent of the listed building and

record this on a map.

A short summary end of survey report is required, setting out the main findings of the survey to a format to be agreed with the National Park Authority. Contents should include an executive summary, key findings and trends, (focusing on the building types found to be at risk/vulnerable) as well as lessons learnt and recommendations for future listed building survey work.

We anticipate the use of a pre-programmed tablet will make the rapid assessment a quick and simple process and not require the consultants to have access to GIS or other mapping software. The focus of this project therefore is a well organised approach to a high volume of site surveys, where accuracy of data, efficiency of travel and consistency in the survey approach are key considerations.

As a separate item, we wish consultants to provide a fee for identifying, mapping and rapidly assessing the condition of any curtilage buildings, structures and features where relevant. It is not possible to give an indication of the number of sites this will apply to - we have approximately 400 entries with no curtilage (mileposts, bridges, monuments) and many town centre entries will not have a curtilage. We expect this task to be easily carried out as part of the overall condition survey (so no additional travel needed) - it should be based on the physical layout and age of the curtilage building (pre 1948), no desk-based research is required or any knowledge of ownership etc. All assessments of curtilage structures will be reviewed by the Authority's Historic Environment Team before being committed to a publicly accessible database/map.

Funding for this project will be provided by the Lake District National Park Authority. The Authority will be seeking the most advantageous tender as outlined in Section 8 - Procurement process, information requirements and assessment of tender brief. The Authority estimated a value of £70,000.00 for this piece of work. Estimated value is given in good faith as a guide to assist you in submitting your Tender. This should not be interpreted as an undertaking to purchase any goods or services to any particular value and do not form part of the Contract.

Total value (estimated)

- £70,000 excluding VAT
- £84,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 October 2025 to 30 September 2026
- 1 year

Main procurement category

Services

CPV classifications

- 71251000 - Architectural and building-surveying services

Contract locations

- UKD1 - Cumbria

Participation

This procurement is reserved for

- Suppliers from Cumbria
- Small and medium-sized enterprises (SMEs) and voluntary, community and social enterprises (VCSEs)

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

11 August 2025, 11:59pm

Tender submission deadline

26 August 2025, 12:00pm

Submission address and any special instructions

rose.lord@lakedistrict.gov.uk

Or by post:

Lake District National Park Authority

Wayfaring House

Murley Moss Business Park

Oxenholme Road

Kendal

LA9 7RL

Tenders may be submitted electronically

No

Award criteria

All tenders will be considered based on the information they have submitted in their tender and will be awarded taking into account the following award criteria:

49% quality;

40% cost;

11% social, economic and environmental;

Award Criteria Score Weight

Price 1-5 40%

Methodology 1-5 19%

Capabilities and experience 1-5 10%

Understanding the brief 1-5 20%

SEE 1-5 11%

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

[LDNPA Invitation to tender - Listed Building Condition Survey.pdf](#)

Contracting authority

Lake District National Park Authority

- Public Procurement Organisation Number: PBPJ-8656-VBYR

Wayfaring House, Murley Moss Business Park, Oxenholme Road

Kendal

LA9 7RL

United Kingdom

Contact name: Rose Lord

Email: rose.lord@lakedistrict.gov.uk

Region: UKD12 - East Cumbria

Organisation type: Public authority - sub-central government